



## PLANNING COMMISSION MEETING MINUTES

Monday March 15, 2021 at 7:00pm | Via Zoom

**Members Present:** Charles Strauss, Sarah Kipp, Martin Jolin, Dominic Picarelli, John Rice, and Jeffrey Zimmerman.

**Staff Members:** Carly Marshall, Planning Director; Chad Clabaugh, Borough Engineer; Adam Boyer, Planning Commission Solicitor

**Members of the Public:** Art and Lori Stewart, ThreeBigDogs, Inc.; Sam Weiser, attorney representing Art and Lori Stewart; Sue Cipperly; Yianni Barakos, The Mason Dixon Distillery; Brandon Guiher, KPI; Chris Zentz and Thomas Blount, Shippensburg Physical Therapy

**Convene Meeting:** Planning Commission Chair Charles Strauss called to order the Monday March 15, 2021 meeting of the Gettysburg Borough Planning Commission at 7:00.

**Review and Approve Agenda:** Mr. Picarelli made a motion to accept the Planning Commission agenda as amended to include the Special Exception application for ThreeBigDogs, Inc. for a market in the Industrial District. Mr. Rice provided a second, and the motion passed unanimously.

**Review and Approve Minutes:** Mr. Rice made a motion to accept the December 2020 and January 2021 meeting minutes as presented. Mr. Picarelli provided a second and the motion passed unanimously.

**Reorganization:** Ms. Kipp made a motion to elect Charles Strauss as Planning Commission President. Mr. Picarelli provided a second, and the motion passed unanimously. Mr. Picarelli made a motion to elect Martin Jolin as Vice Chair, and Sarah Kipp as Secretary. Mr. Rice provided a second, and the motion passed unanimously.

**Public Comment:** None.

### **ThreeBigDogs, Inc. Special Exception Application for a marketplace in the Industrial Zoning District at 361 E. Water Street**

Ms. Marshall introduced the Special Exception Application submitted by Art and Lori Stewart of ThreeBigDogs, Inc. for a market in an empty warehouse in the Spectra-Kote building, which is in the Industrial Zoning District. Retail uses are permitted in the Industrial District by Special Exception. Art and Lori Stewart presented the concept for the market to the Planning Commission and explained that while shopping at the Adams County Farmers Market and discussing with them their challenges, they decided it would be a great use for the unused area of the warehouse space they lease.

Mr. Weiser presented the proposed marketplace in unit two of the Spectra-Kote property, which is currently occupied by ThreeBigDogs, Inc. Their current tradeshow business has not been operating at an optimal level due to the pandemic and they are looking to employ some adaptive re-use of the space.

There will be no additional impervious coverage proposed associated with this use, it will use existing building space and parking. There is ample parking provided on this site; the common area has 67 striped spaces currently, and there will be several additional surface parking spaces if an unused shed is removed and converted to parking. They are considering re-striping the lot, which will also add additional parking.

Art Stewart explained that their vision is to provide locally grown, harvested, and produced materials. This is not a vision to become an antique store or flea market. It would primarily be food and locally produced goods. Since it may be years for the tradeshow industry to recover, this provides a way to share and maintain a currently unused portion of the property. Lori Stewart noted that their target market is the community, not tourism.

Mr. and Mrs. Stewart presented the proposed layout for the marketplace within the building and explained that it would be divided into approximately 40 spaces for local vendors. They noted that this part of the building dates back to 1907 and has very low ceilings, which makes it restrictive to pallet-racking and other typical manufacturing uses.

Mr. Weiser explained that the proposed use is consistent with the criteria by which it would be evaluated for the Special Exception. He also explained that this use is consistent with the Central Adams Joint Comprehensive Plan, which indicates that there is a desire to market towards residents in the Borough and encourages uses to showcase Adams County agricultural resources through retail venues and farmers markets. It is also in a primary designated growth area and is in a mixed-used area on the future land use map in the Comprehensive Plan. He explained that the use complies with the building and lot requirements in that it will exist entirely within an existing structure, so there is no need for additional fencing, screening, or buffering. The use won't substantially injure or detract from the use of neighboring or adjoining properties. Mr. Weiser stated that they believe it will enhance the use of neighboring properties and won't cause negative impacts above those that are typically associated with such use. This is an adaptive reuse of a site and structure, and the applicant is excited to preserve a historic building that may have reached functional obsolescence for a warehouse but will nicely suite a market. The use will meet the parking requirements of the zoning ordinance. It will not adversely affect public facilities; there won't be an exceptionally high demand for water or wastewater. It will comply with the signage regulations found in Chapter 13 of the Borough Code of Ordinances.

Ms. Marshall noted that the application mentions that they are starting with 20,000 SF and possibly expanding up to 65,000 SF if the market does well. With the proposed square footage 27 parking spaces would be required, but for the expanded area they would need to provide 87 spaces.

Mr. Weiser responded that the current condominium declaration does not designate parking spaces in common area 2 where the shared parking occurs. There are 67 striped spaces currently. An unused shed will be removed to make room for additional parking spaces, and re-striping the lot will also add spaces. At 25,000 SF they would be required to have 34 spaces. If Mason-Dixon is using 40 spaces the applicants feel that this site can adequately meet the parking requirements. Spectra-Kote has its own parking area, which is not a common parking lot.

Mr. Strauss invited the public to provide comment on the proposed plan.

Mr. Boyer noted that the Special Exception application is the beginning of a multi-step process with the use approval, building permits, and Certificate of Occupancy.

Mr. Yianni Barakos from Mason-Dixon Distillery provided comment on the proposed use. He stated that he supports this project but has one point of concern: parking. He stated that he believes that the lot currently does not have enough parking to accommodate the distillery and a market, but that with creative planning a solution could be reached. He reiterated that he supports this project and just wants to make sure that neither of their businesses are hindered by a lack of available parking areas.

Susan Cipperly stated that she's lived in this neighborhood for 22 years and has always wished something good would happen with some of those old buildings, and it has started with Mason-Dixon and this seems like another asset to the neighborhood and to the community. A lot of the people that would use this would be pedestrians, and there is also on-street parking. In combination with the Shippensburg project this would be a great use of this previously underused property.

Ms. Kipp commented that this is a very exciting proposal for this area and she is looking forward to seeing what happens. She asked if the business was previously using the entire 65,000 SF of the space, and if so, would the applicants want that space back if the tradeshow business rebounds.

Mr. Stewart responded that a great portion of the warehouse that they were renting was not ideal for warehousing in today's standards, which was their primary business, but they worked around it. Because of the pandemic, they saw an opportunity to do something more beneficial for themselves and their community. Ms. Stewart clarified that the newer portion of the building, which was constructed in the 1980s, is the space they use currently with their tradeshow business.

There was some discussion about the relationship between the proposed marketplace and the existing Adams County Farmers Market.

Mrs. Stewart noted that they are working with the Adams Economic Alliance to get a transit stop at the location to increase accessibility to those who don't have transportation. Mr. Stewart noted that while they will be sharing parking with Mason-Dixon Distillery, the marketplace won't have "restaurant hours", though their hours may overlap on occasion.

Mr. Zimmerman noted that this location is not that far from the parking garage, suggested that people would be willing to walk that distance if needed, and noted his support for the plan.

Ms. Kipp made a motion to recommendation to the Zoning Hearing Board approval of the Special Exception request with special attention to future parking issues. Mr. Picarelli provided a second, and the motion passed unanimously.

#### **United Lutheran Seminary Preliminary Subdivision Plan**

There was some discussion about the remaining engineer comments on the plan, which the applicant is working through. Mr. Clabaugh indicated that he was comfortable with the conditional approval of the plan, conditioned on the outstanding engineer comments numbers 2, 3, 5, and 6, and a minor developer's agreement.

Mr. Picarelli noted that one sheet on the plan does not include the sidewalk, and the applicant should be notified of the missing sidewalk on that sheet.

Mr. Strauss made a motion to conditionally approve the United Lutheran Seminary Preliminary/Final Subdivision and Land Development Plan, under the conditions that the applicant satisfy comments 2, 3, 5, and 6 of the Borough Engineer's review letter and that a developer's agreement is executed. Ms. Kipp provided a second, and the motion passed unanimously.

### **Shippensburg Physical Therapy Preliminary/Final Land Development Plan**

Mr. Guiher presented the major changes proposed on the plan from the previously submitted plan, including the removal of the residential development and the adjustment of the lot line to get the entire stormwater basin on the lot it serves.

Ms. Marshall noted that the County and the Borough Engineer received the revised plan a week or so before the meeting, so their comments will likely not be received for a couple weeks. She advised the Planning Commission that their task in this meeting was to review the changes made to the submission and provide comment, but no action can be taken.

Ms. Marshall noted that there are still several outstanding comments from her review letter, including the lack of a street entrance on Building B. She noted that she has not reviewed the plan for landscaping requirements, the lack of landscape perimeter landscaping behind the parking area in Building B. She also noted that there is a lot line discrepancy between sheets, and that the site date still has a reference to the duplexes. Mr. Guiher said that the plan's depictions of ground cover and major and minor trees in the landscape islands must be updated.

Mr. Clabaugh explained that the applicant is proposing to install the Gettysburg Inner Loop along Water Street, which will consist of a minimum of an 8' wide sidewalk, with a grass strip along the road. The applicant is proposing a macadam trail in this portion, similar to the bike path at Gettysburg Middle School. Since they are only developing one side of the property, the bike path will only be installed on that portion.

There was some discussion on the updated height proposed for the buildings, which appear to now meet the ordinance requirements.

Mr. Clabaugh commented that the lighting plan submitted does not match the updated layout plan, and that needs to be done. He expressed concern about water discharging from the underground infiltration pit and the stormwater basin and running across the sidewalk. The cost of extending discharge infrastructure to the creek was prohibitive, so the plan was revised to direct stormwater under the sidewalk and out at the curb, so it will run down the street, which he has no objection to. He noted the stormwater facilities will now be on the same parcel it serves, which is an improvement.

Ms. Marshall noted that the Borough received an extension for the plan through June 22, 2021.

Mr. Strauss invited public comment. Ms. Cipperly asked why Building B is not at the build-to line, and noted that the parking lot by Building B is in the setback area. She questioned whether it was a side setback or rear setback.

There was some discussion on how the assigning of an address to the Building A would impact the application of the setback standards on the parking area. Ms. Marshall explained that in cases where there are no buildings on the block face and there is a topography issue on the site, the Ordinance allows

modification of the build-to line standards at the discretion of the Zoning Officer, and that modification was approved.

Marty Jolin commented that the plan proposes 9 Bradford Pears, which are highly susceptible to fireblight. Fireblight is the reason the Borough has removed so many Bradford Pears from our streets in the Borough and has been highly costly. He recommended that the applicant diversify the plantings for that reason.

Ms. Kipp made a motion to table the plan until the next meeting. Mr. Jolin provided a second, and the motion passed unanimously. Mr. Picarelli abstained.

**Announcements:** Mr. Strauss announced the next Planning Commission Meeting is April 19, 2021.

**Additional Comments from Planning Commissioners:**

Mr. Picarelli asked for an explanation of the 24' minimum height requirement in the Gettysburg Zoning Ordinance. He asked that the Planning Commission discuss that requirement in a future meeting and revisit past meeting minutes to identify the intent of that standard.

There was some discussion that the original intent of those requirements originated with the desire to increase density, encourage mixed-use buildings, and discourage single-use buildings. It has resulted at times with buildings being creatively designed to be single-story, single-use while still meeting the minimum height standard.

**Public Comment:** None.

**Adjournment:** Ms. Kipp made the motion to adjourn at 8:46 p.m., Mr. Rice provided a second, and the motion carried unanimously.

Attachment:

CS Davidson 1/11/2021 Review Letter – United Lutheran Seminary Preliminary Subdivision Plan